

# PUBLIC LAND AUCTION

TUESDAY

JAN.  
**26**

2016

10:00 a.m., American Legion Community Center on Main St. in Sioux Rapids, Iowa

## LINCOLN TOWNSHIP, BUENA VISTA COUNTY

314.65 Acres, in 3 parcels

Parcel 1 - 80 acres, more or less

Parcel 2 - 80 acres, more or less

Parcel 3 - 154.65 acres, more or less

### Farm Location

Parcels 1 and 2 are located five miles west of Albert City at the corner of 190th Ave. & 500 St. Parcel 3 is located three miles southeast of Rembrandt along 490th St.

### PARCEL 1

**Legal Description** - The East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twelve (12), Township Ninety-two North (T92N), Range Thirty-six West (R36W), of the 5th P.M., Buena Vista County, Iowa

### PARCEL 2

**Legal Description** - The West Half of the Southeast Quarter (W1/2 SE1/4) of Section Twelve (12), Township Ninety-two North (T92N), Range Thirty-six West (R36W), of the 5th P.M., Buena Vista County, Iowa

**Method of Sale** - Parcels 1 & 2 will be offered as choice. The highest bidder will have choice of West Half, East half, or entire farm.

### PARCEL 3

**Legal Description** - The Northeast Quarter (NE1/4) of Section Eight (8), Township Ninety-two North (T92N), Range Thirty-six West (R36W), of the 5th P.M., Buena Vista County, Iowa except an acreage in the NW1/4NE1/4 containing 5.35 acres.

### PARCEL 1



### PARCEL 2

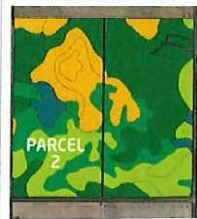


### PARCEL 3



**SOIL TYPES - PARCEL 1**

Canisteo	(39.6 ac - 52.1%)
Clarion	(17.1 ac - 22.5%)
Nicollet	(11.1 ac - 14.6%)
Wadena	(6.8 ac - 9.0%)
Webster	(1.3 ac - 1.8%)



**SOIL TYPES - PARCEL 2**

Canisteo	(17.6 ac - 22.3%)
Clarion	(17.2 ac - 21.7%)
Nicollet	(17.0 ac - 21.5%)
Wadena	(22.6 ac - 28.6%)
Webster	(4.7 ac - 5.9%)



**SOIL TYPES - PARCEL 3**

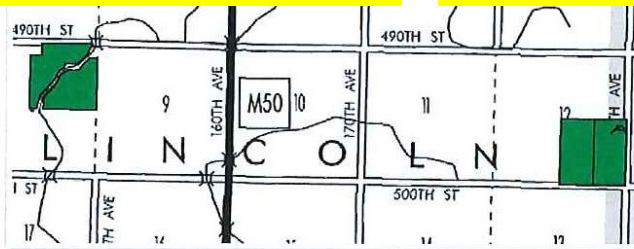
Canisteo	(78.4 ac - 57.9%)
Clarion	(29.1 ac - 21.5%)
Nicollet	(3.2 ac - 2.3%)
Okoboji	(4.7 ac - 3.5%)
Wadena	(19.9 ac - 14.7%)

Parcels 1 & 2 Sold together for \$7,312/ac

Parcel 3 Sold for \$6,000/ac

### Terms

- The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- Closing is scheduled for March 1, 2016. Real estate taxes prorated to date of closing.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2016.
- Announcements the day of the sale will supersede all other announcements.
- The sellers will retain the right to refuse any or all bids.
- Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.



### ESTHER HEDGES ESTATE - OWNER

This is an excellent opportunity to purchase 3 farms with quality soils in an area near strong grain markets in Albert City and Rembrandt.

Cropland Acres  
Corn Base  
PLC Yield  
Soybean Base  
PLC Yield

Real Estate Taxes  
Lease  
Cropland CSR\*  
Cropland CSR2\*  
Primary Soils

### PARCEL 1

76.9 acres\*\*  
39.3 acres\*\*  
143 bu/ac  
37.67 acres\*\*  
38 bu/ac

\*\*FSA information for Parcels 1 & 2 is combined and would have to be reassigned if sold separately.

\$1,848  
Open for 2016  
72.2  
82.4  
Canisteo, Nicollet, and Clarion

### PARCEL 2

79 acres\*\*  
40 acres\*\*  
143 bu/ac  
39 acres\*\*  
38 bu/ac

\$1,780  
Open for 2016  
66.8  
76.2  
Canisteo, Clarion, and Nicollet

### PARCEL 3

135.3 acres  
67.6 acres  
143 bu/ac  
64.6 acres  
38 bu/ac

\$3,402  
Open for 2016  
70.5  
80.2  
Canisteo, Clarion, and Wadena

\*\* Estimated

\* Digitally mapped with AgriData mapping software



1705 North Lake Ave. • P.O. Box 67  
Storm Lake, IA 50588  
(712) 732-4811 • Fax (712) 732-7371  
www.stalcupag.com

For more information contact Travis Nissen or Dan Niemeier at Stalcup Ag Service 712-732-4811 or evenings at 712-541-5158 (Travis) or 712-229-7131 (Dan).

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.